

155.0

0004

0014.0

Map

Block

Lot

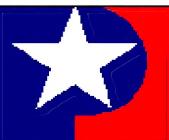
1 of 1  
CARDResidential  
ARLINGTON

Total Card / Total Parcel

1,276,500 / 1,276,500

USE VALUE: 1,276,500 / 1,276,500

ASSESSED: 1,276,500 / 1,276,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
272		RENFREW ST, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1:	VICKERY LAUREN
Owner 2:	KIRBY DANIEL R
Owner 3:	

Street 1: 272 RENFREW ST

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02476 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: SEAVER PROPERTIES LLC -

Owner 2: -

Street 1: 215 LEXINGTON ST

Twn/City: WOBURN

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 01801

**NARRATIVE DESCRIPTION**

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Clapboard Exterior and 4241 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description						User Acct	
101							6000.000		855,400		1,100		420,000		1,276,500								103328	
																							GIS Ref	
																							GIS Ref	
																							Insp Date	
																							06/20/18	

**USER DEFINED**

Prior Id # 1:	103328
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	02:16:58
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 155.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	855,400	1100	6,000.	420,000	1,276,500	1,276,500	Year End Roll	12/18/2019
2019	101	FV	660,200	1200	6,000.	420,000	1,081,400	1,081,400	Year End Roll	1/3/2019
2018	101	FV	204,700	1200	6,000.	354,000	559,900	559,900	Year End Roll	12/20/2017
2017	101	FV	204,700	1200	6,000.	324,000	529,900	529,900	Year End Roll	1/3/2017
2016	101	FV	204,700	1200	6,000.	276,000	481,900	481,900	Year End	1/4/2016
2015	101	FV	199,700	1200	6,000.	240,000	440,900	440,900	Year End Roll	12/11/2014
2014	101	FV	199,700	1200	6,000.	222,000	422,900	422,900	Year End Roll	12/16/2013
2013	101	FV	199,700	1200	6,000.	211,200	412,100	412,100		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	71718-19	1	10/5/2018		1,449,000	No	No		
FARNUM JOHN W,	70029-423		10/3/2017	Change>Sale	515,000	No	No	Ruth Farnum d.o.d.8/26/1994 bk 70029 pg 419.	
FARNUM JOHN W	24546-20		5/18/1994			No	No	F	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2018	395	Heat App	15,000	C				
12/14/2017	1651	New Buil	399,428	O				
12/12/2017	1638	Demoliti	12,000	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/20/2018	Meas/Inspect	DGM	D Mann
6/20/2018	Permit Visit	DGM	D Mann
5/24/2018	MEAS&NOTICE	BS	Barbara S
12/2/2008	Measured	355	PATRIOT
11/23/1999	Meas/Inspect	270	PATRIOT
1/1/1982		PS	
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:																		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN	View / Desir:	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	TQS	SFL					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>								Level	FY LR DR D K FR RR BR FB HB L O		FFL	BMT					
Grade: B - Good	Year Blt: 2018	Eff Yr Blt:		Total Units:		Other									25						
Alt LUC:		Alt %:		Floor:		Upper															
Jurisdct: G19		Fact: .		% Own:		Lvl 2															
Const Mod:				Name:		Lvl 1															
Lump Sum Adj:						Lower															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								Totals	RMS: 6	BRs: 3	Baths: 3	HB: 1	44				
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:		Phys Cond: AV - Average	1.0 %	Exterior:		No Unit	RMS	BRs	FL										
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:		Functional:		Interior:		1	6	3	M										
				Economic:		Additions:															
				Special:		Kitchen:															
				Override:		Baths:															
				Total:	1 %	Plumbing:															
						Electric:															
						Heating:															
						General:															
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>								Totals	1	6	3		19	22			
				Basic \$ / SQ: 125.00		Rate	Parcel ID	Typ	Date	Sale Price											
				Size Adj.: 0.89761227																	
				Const Adj.: 0.99989998																	
				Adj \$ / SQ: 112.190																	
				Other Features: 116486																	
				Grade Factor: 1.33																	
				NBHD Inf: 1.00000000																	
				NBHD Mod:																	
				LUC Factor: 1.00																	
				Adj Total: 864085																	
				Depreciation: 8641																	
				Depreciated Total: 855444																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 155.0-0004-0014.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
22	Wood Deck	D	Y	1	12X12	F	FR	1985	11.65	T	34	101			1,100		1,100				
More: N	Total Yard Items:	1,100		Total Special Features:			Total:	1,100		<b>AssessPro Patriot Properties, Inc</b>											